

# 21/19 Sunrise Court, Merrimac, Qld 4226



## Townhouse For Sale

Saturday, 10 February 2024

21/19 Sunrise Court, Merrimac, Qld 4226

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 238 m2**

**Type: Townhouse**



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## Contact Agent

A beautiful new beginning dawns at "Sunrise Residences", with this brand new, modern townhouse. Part of a boutique, gated estate with skyline views and spanning two levels, this 238m<sup>2</sup> sanctuary offers the space and allure of a home but minus the maintenance. Fresh, light-filled interiors spark joy, with quality ever-present throughout. A contemporary kitchen shines with 40mm Caesarstone benches, premium appliances and a walk-in pantry, seamlessly connecting with the open-concept living and dining area. Here, floor-to-ceiling glass sliders dissolve the barriers between indoors and out, opening onto a covered terrace perfect for entertaining, capturing cool evening breezes or the sprawling reserve vistas. Additionally, embrace the luxury of space with four oversized bedrooms, three bathrooms and a powder room. King-sized comfort and elegance beckon in the master suite, complemented by a walk-in robe, large ensuite, skyline, and bushland vistas. Two more bedrooms boast modern ensuites (one styled as a two-way bathroom) and built-in robes, with the final bedroom graced with a walk-in robe. Residents can also benefit from access to a BBQ pavilion, sun-soaked pool and car wash bay within a newly formed, family-friendly community.

**The Highlights:**

- Brand new, beautifully modern townhouse in boutique, gated "Sunrise Residences"
- Secure estate features 27 townhouses built on a solid concrete podium
- 238m<sup>2</sup> double-storey floor plan with quality fixtures and light-filled interiors, offering the space of a home but minus the maintenance
- Overlooking bushland reserve/future Greenheart parklands site in a peaceful cul-de-sac, with skyline views from the top floor
- Contemporary kitchen with 40mm Caesarstone benchtops, walk-in pantry, chrome tapware, stainless steel sink, four-burner frameless ceramic cooktop, oven, rangehood and dishwasher
- Spacious living and dining area adjoins kitchen to create an open-concept layout, with floor-to-ceiling glass sliders leading to a covered alfresco terrace
- King-sized master suite features skyline and parkland views, a walk-in robe, built-in robe and generously sized ensuite with shower, double stone vanity, bath and toilet
- Two additional oversized bedrooms with built-in robes and elegant ensuites – one with two-way access
- Fourth bedroom with walk-in robe, skyline and parkland views
- Powder room on ground floor
- Expansive, covered balcony with views of the reserve/future Greenheart parklands
- Double garage with a surplus of storage, adjoins a functional laundry
- Split cycle air-conditioning and ceiling fans throughout
- Move-in-ready with all the hard work done for you
- Family-focused community feel, with resident access to a covered BBQ pavilion, large pool and communal car wash bay

Located in Merrimac – the Gold Coast's best-kept secret for central living – everything you need for a life well lived is within easy reach. Shopping, dining, and entertainment beckons at Robina Town Centre, approx. 7km away plus it's under 9km (approx.) to vibrant Broadbeach bars, cafes, restaurants, Pacific Fair, Star Casino and golden beaches. Families will appreciate the proximity to exclusive All Saints and the charming Merrimac State School while the recently established Star of the Sea School and St Michael's College are within walking distance. Access to the M1 is easy, plus it's close to the upcoming "Greenheart" project, a 220ha stretch of parkland set to stretch from Robina to Carrara and featuring clubhouses, event spaces, playgrounds, cafes and restaurants. A fresh new chapter is on the horizon at Sunrise Residences – contact Jamie Harrison on 0424 965 981 for more information today.

**Disclaimer:** Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.